

LOCATION MAP
NOT TO SCALE

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	CHORD
C6	5.00	7.85	5.00	88.52/28
C7	5.00	7.85	5.00	90.00/32

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.97	N45°23'15"W
L2	72.04	S89°37'01"W
L3	25.88	N89°36'56"E
L4	50.00	N00°10'52"W
L5	28.82	S89°36'56"W
L6	16.97	S45°23'15"E
L7	16.97	S44°38'45"W

LEGEND

- o = 1/2" IRON ROD SET
W/ RED CAP "RPLS" 4540 -
UNLESS OTHERWISE NOTED
- D.&P. = DEED & PLAT RECORDS
OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS
OF BEXAR COUNTY, TEXAS
- R.P.R. = REAL PROPERTY RECORDS
OF BEXAR COUNTY, TEXAS
- D.R. = DEED RECORDS
OF BEXAR COUNTY, TEXAS
- S.W.D. = SPECIAL WARRANTY DEED
OF BEXAR COUNTY, TEXAS
- W.D. = WARRANTY DEED
OF BEXAR COUNTY, TEXAS
- E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE &
CABLE T.V. EASEMENT
- 680 = PROPOSED CONTOURS
- R.O.W. = RIGHT OF WAY
- 710 = EXISTING CONTOURS
- 2' W.E. = WATER EASEMENT

CITY PUBLIC SERVICE NOTES

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEMS (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

WASTEWATER EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS NOTE:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

Dedication of the Sanitary Sewer and Water Mains:

The Developer dedicates the sanitary sewer and/or water mains to the San Antonio Water System upon completion by the Developer and acceptance by the San Antonio Water System. The San Antonio Water System will own and maintain said Water and Sewer Mains which are located within this particular plot.

Fire Flow Demand Note:

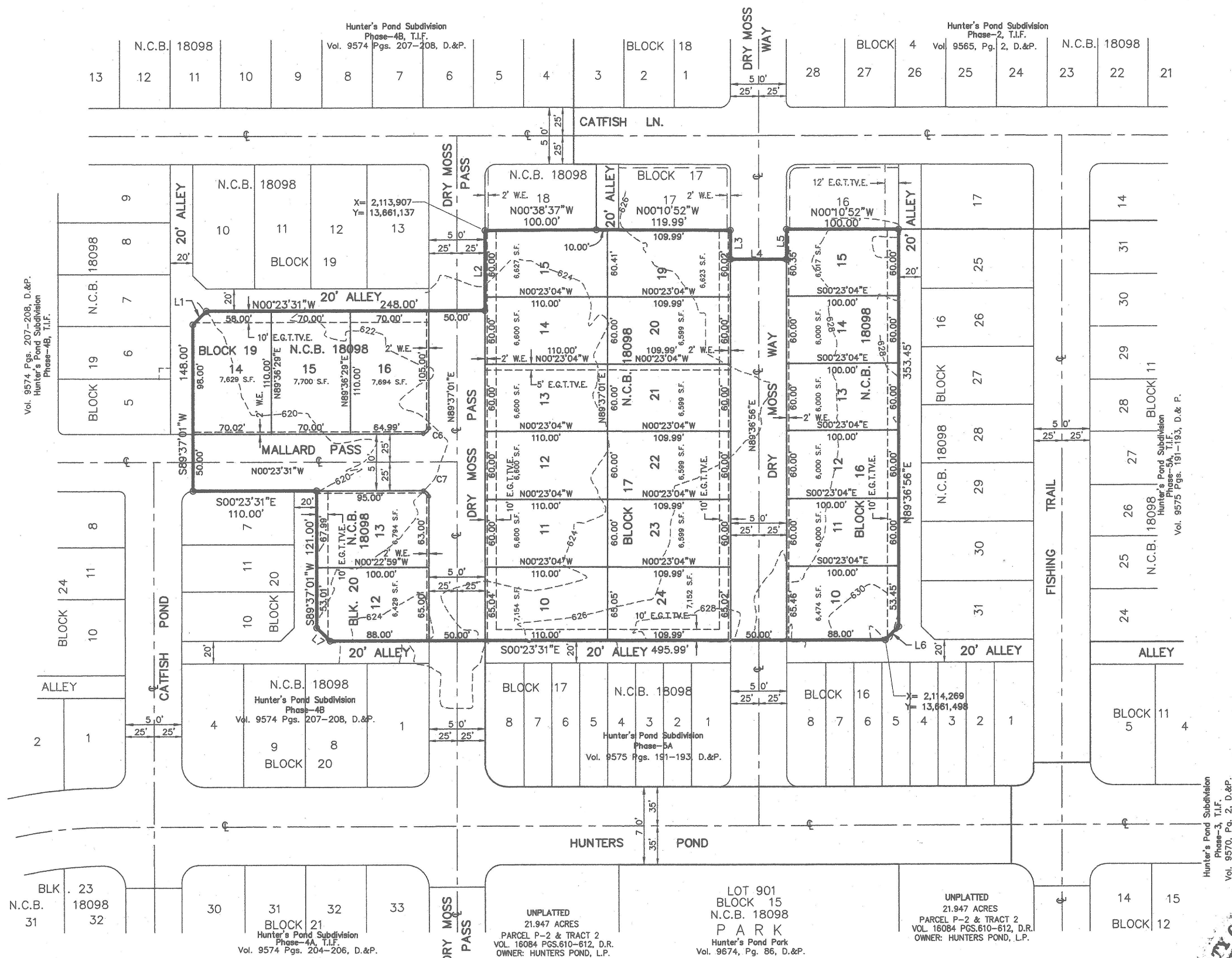
In an effort to meet the City of San Antonio's fire flow requirements for the proposed residential development, the public water main system has been designed for a minimum fire flow demand of 1000 gpm at 25 psi residual pressure. The fire flow requirements for individual structures will be reviewed during the building permit process in accordance with the procedures set forth by the City of San Antonio Director of Planning and Development Services and the San Antonio Fire Department Fire Marshal.

NOTES

- 1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2.) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION - GULBEAU, P.L.D. AT 0950.
- 3.) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- 4.) RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- 5.) CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. CUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.
- 6.) FLOOD NOTE: MAP FOR BEXAR COUNTY, REFERENCE MAP NO. 48029C0570F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010 & REFERENCE MAP NO. 48029C0560F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010. THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
- 7.) STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED LOT 15, BLOCK 18, N.C.B. 18098, HUNTER'S POND SUBDIVISION PHASE 2 VOLUME 9565, PGS. 2-4 (COSA PLAT #040241)

OWNER/DEVELOPER:

MARK BENAVIDES
BENAVIDES LAND DEVELOPERS LLC
1069 VISTA HERMOSA DR.
EAGLE PASS, TEXAS 78852
TELEPHONE: (830) 776-1916



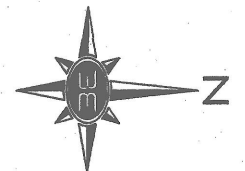
PLAT NO. 160055

23 RESIDENTIAL LOTS

ESTABLISHING

HUNTER'S POND PHASE-6, T.I.F. SUBDIVISION

BEING 4.481 ACRES, ESTABLISHING LOTS 10-15, BLOCK 16, N.C.B. 18098, LOTS 10-15 & 19-24, BLOCK 17, N.C.B. 18098, LOTS 14-15, BLOCK 19, N.C.B. 18098 AND LOTS 12 & 13, BLOCK 20, N.C.B. 18098, BEING OUT OF A CERTAIN TRACT OF LAND CALLED TO CONTAIN 83.015 ACRES OF LAND AS RECORDED IN VOLUME 10001, PAGE 2006, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

BRIONES
CONSULTING & ENGINEERING LTD.

8118 BROADWAY
SAN ANTONIO, TX 78209
TBPB FIRM REG. NO. F-5028

(210) 828-1431
(210) 828 1432 fax



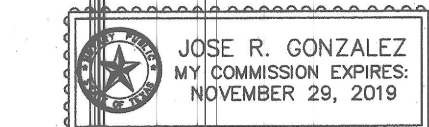
Sightline Surveying

5702 Southern Oaks
San Antonio, Texas 78281
TBPB FIRM NO. 10130900

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE, OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Mark Benavides
OWNER: MARK BENAVIDES

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK BENAVIDES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF MARCH, 2016.



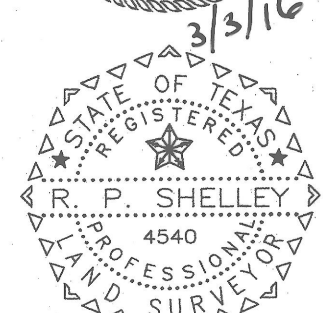
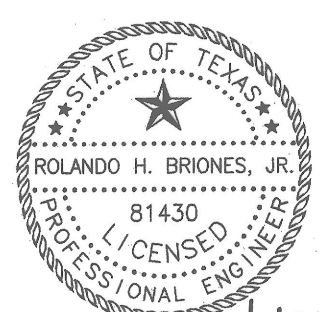
Jose R. Gonzalez
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF HUNTER'S POND SUBDIVISION, PHASE - 6, T.I.F. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS 20 DAY OF MARCH A.D., 2015.

BY: *Melina Fay*
CHAIRMAN
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I, _____, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN .J.Y OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE _____ DEED AND PLAT _____ RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Rolando H. Briones, Jr.
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY

R. P. Shelley
REGISTERED PROFESSIONAL LAND SURVEYOR